

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON AUGUST 12, 2009 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, established the presence of a quorum.

Present: Robert Miller, Chair
Walt Haynes, Vice Chair
William Seitz, Secretary
Frank Lau, Member
David Moore, Member
Bryan Rice, Member
John Tuttle, Member
Ryan Thum, Member
Malvin Wells, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner
Kevin Byrd, Comprehensive Planner
Marty McMahon, County Attorney

Absent: None

PUBLIC ADDRESS:

Mr. Miller opened the public address.

Mr. Peter Reid, representative for and adjoining property owner residing in Ridgeway Farm Estates, stated he would like to comment regarding a proposed zoning amendment to agricultural accessory uses. Mr. King has a right to run a business and to make a living; however, the adjoining neighbors have invested in their property, and Mr. King's operation is diminishing their investment.

There being no further speakers, Mr. Miller closed the public address.

APPROVAL OF AGENDA:

On a motion by Mr. Moore, seconded by Mr. Seitz, and unanimously carried the agenda was approved as amended. The planning commission removed the Consent Agenda item.

PUBLIC HEARING:

A request by Roger Woody (Agent: Balzer & Associates) for rezoning of approximately 6.0184 acres from Agriculture (A1) to General Business (GB), with possible proffered conditions, to allow hotel and restaurant uses. In addition, a special use permit is requested to allow a convenience store with motor fuel sales. The property is located on the southeast corner of the intersection of Tyler Road (Rt. 600) and Meadow Creek Road (Rt. 658), identified as Tax Parcel No(s). 104-4-47 (Acct Nos. 002244), in the Riner Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan and Planned Commercial in the Route 177 Corridor Plan.

Mr. Miller introduced the request.

Mr. Byrd stated that the request was to rezone approximately six (6) acres to General Business. He reviewed the maps, photos, concept plan, and video of the property. The site lies within the urban expansion area of the comprehensive plan. The parcel also lies within the Rt. 177 corridor agreement area. Mr. Byrd discussed access to the proposed project and the locations of proposed uses for the project. There are proposed road changes and upgrades/improvements of Barn Road included in the proposed project. VDOT comments, which were received on August 5, 2009, stated the proposed single lane roundabout was sufficient to serve the entire project. He showed images depicting proposed entrance and roundabout. In addition, this proposal would involve the closure of Meadow Creek Road. Mr. Byrd discussed the proposed plan for storm water, and noted that the applicant prefers to handle storm water offsite. Water can be provided to the property and sewer can be provided although capacity may be limited in the corridor. The City of Radford has stated in their letter that sewer capacity is a concern given that 4 commercial projects are proposed in the immediate vicinity and all are seeking sewer capacity. Mr. Byrd stated that the applicant has provided revised sewer flows, and the PSA has deemed these revised flows as an acceptable estimate. The proposed project appears to be consistent with the Comprehensive Plan, and complies with 177 corridor plan. He reviewed the proffer statement provided by the applicant and reiterated that this application and other applications in the immediate vicinity will yield a significant impacts for the community. Adjoining owners have been notified and the office has received phone calls regarding the request, two (2) of which were concerned regarding the competition across the I-81 corridor.

Mr. Miller opened the public hearing.

Mr. Steve Semones, Balzer & Associates, discussed the new developments regarding the proposed projects. Mr. Semones discussed the fact that an additional access has been added to the proposed roundabout for Emerald Investors. VDOT has indicated that this option will work effectively when all proposed projects are complete. He further discussed transportation changes and revised traffic alignments. Mr. Semones stated that the usage standards used for water and sewer have been VDH figures. Additional data has been gathered from the specific actual usage for the different uses and found the usage calculations were drastically lower than VDH standards. He noted the assistant living facility figures were unchanged due to the inability to duplicate specific usage for that particular use. The proffers are still being discussed with staff to clarify language. Mr. Semones requested that the Planning Commission make a recommendation to the Board of Supervisors in order to all the project to proceed in a timely manner.

Mr. Thum asked about traffic flows and the proposed alignment for the area if the project moves forward.

Mr. Semones stated the alignment would be relocated towards the hospital.

Mr. Rice asked about architectural guidelines and what was required.

Mr. Semones explained that the comprehensive plan stated that attention should be paid to architectural detail; however, does not include definitive architectural guidelines, which makes it difficult to ascertain the costs associated with architectural detail. He noted that continued discussions with staff would be held to find a compromise.

There being no further comments the public hearing was closed.

Mr. Thum asked if the county has an architectural review board or if there are standards.

Mr. Sandy stated there is not an architectural review board for Montgomery County. The 177 corridor plan speaks vaguely to architectural detail and the County prefers to have architectural style and consistency among the projects going on simultaneously. Looking for guidelines regarding building materials and building appearance will ensure that developments will be aesthetically pleasing. The

discussions are anticipated to yield generalized proffers regarding colors, roof lines, building materials, and provide staff guidance during site plan reviews. It is also an opportunity for developers to provide architectural style without being over burdensome to developers.

Mr. Rice stated he was concerned about the lack of guidance on architectural standards within the existing ordinances and plans for Montgomery County.

Mr. Moore noted he would prefer that architectural review standards be incorporated into the ordinance versus on a proffer basis.

On a motion by Mr. Haynes, seconded by Mr. Seitz, and carried by a 9-0 vote the planning commission tabled the request by Roger Woody (Agent: Balzer & Associates) for rezoning of approximately 6.0184 acres from Agriculture (A1) to General Business (GB) and the request for a special use permit until the August 19th meeting in order to allow the applicant additional time to discuss architectural guidelines and proffers with planning department staff.

OLD BUSINESS:

A request by Emerald Investors, Inc (Agent: Balzer & Associates) for rezoning of approximately 9.44 acres from Agriculture (A1) to General Business (GB), with possible proffered conditions, to allow retail sales and commercial offices. In addition, a special use permit is requested to allow a convenience store with motor fuel sales. The property is located approximately 500 ft. southwest of the I-81 Exit 109 and Tyler Road intersection, 2843 Tyler Road, identified as Tax Parcel No(s). 104-A-30 (Acct Nos. 011606), in the Riner Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan and Planned Commercial in the Route 177 Corridor Plan.

On a motion by Mr. Wells, seconded by Mr. Seitz and carried by an 8-0 vote (Haynes absent) the planning commission removed the request from the table for discussion.

Mr. Byrd reviewed the proposed project and its relationship to the other proposed projects in the area. He discussed the proposed changes, including a fifth access to the roundabout which will serve the Emerald Investors property. Mr. Byrd discussed the impacts of the development including transportation, water, and sewer. The project is consistent with the comprehensive plan. Mr. Byrd reviewed the proffer statement provided by the applicant.

On a motion by Mr. Moore, seconded by Mr. Haynes, and carried by a 9-0 vote the planning commission tabled the request by Emerald Investors, Inc (Agent: Balzer & Associates) for rezoning of approximately 9.44 acres from Agriculture (A1) to General Business (GB) and the request for a special use permit until the August 19th meeting in order to allow the applicant additional time to discuss architectural guidelines and proffers with planning department staff.

Ordinance Amendment Regarding Agricultural Uses & Definitions

Ms. Jenkins discussed the draft ordinance amendment regarding agricultural uses and the storing of agricultural goods in shipping containers or semi trailers. This type of agricultural use has become prevalent in farming community and the proposed amendments are an effort to allow the use; however, provide some basic regulations. This is an attempt to compromise between the farmers and the owners of parcels in residential subdivisions.

The planning commission discussed specifications for allowing storage units and the difference between agriculture accessory uses and agriculture businesses or enterprises.

NEW BUSINESS:

None

WORKSESSION:

None

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated the county had not received official confirmation from City of Radford regarding sewage capacity. Even though the capacity may not be needed at this moment, it is necessary to plan accordingly.

Agriculture & Forestal District

No Report.

Blacksburg Planning Commission

Mr. Haynes stated he attended the Blacksburg Planning Commission meeting; however, there was not any business relating to the county.

Christiansburg Planning Commission

Mr. Rice stated he attended the Christiansburg Planning Commission meeting; however, there was not any business relating to the county.

Economic Development Committee

No Report.

Public Service Authority

No Report.

Parks & Recreation

Mr. Haynes stated the Parks & Recreation Committee discussed three (3) bridges on the Huckleberry Trail that are in need of repair; however, there is not any funding.

Radford Planning Commission

No Report.

School Board

No Report.

Transportation Safety Committee

Mr. Wells stated there was discussion regarding weeds shielding the view of Enterprise Drive at the Elliston Lafayette industrial park. The Sheriff's department offered to clean the area.

Planning Director's Report

Mr. Sandy discussed upcoming public hearings for ordinance amendments.

There being no further business, the meeting was adjourned at 8:55 pm.